

ARTICLE 12. HISTORIC URBAN NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS

PURPOSE OF THE HISTORIC URBAN NEIGHBORHOODS

Historic Urban Neighborhoods are those areas of the city that were developed predominantly in the mid to late 19th century. The development pattern of Historic Urban Neighborhoods is characterized by a higher density and pedestrian scale environment with limited accommodation for the automobile. Within Historic Urban Neighborhoods, many of the residential neighborhoods contain traditional corner stores that serve the immediate residents and are in close proximity to commercial clusters of local businesses.

The non-residential districts of the Historic Urban Neighborhoods address the small-scale commercial areas have become integral parts of older neighborhoods. These range from pedestrian-oriented commercial clusters at the intersection of arterial streets, the traditional corner store, and mixed-use corridors. The regulations are intended to control the types of uses allowed and the scale of development to encourage their vitality while maintaining compatibility with nearby residential areas.

CHARACTER OF THE HISTORIC URBAN NEIGHBORHOODS

The character of the non-residential districts of the Historic Urban Neighborhoods is defined by:

- » Commercial uses closely integrated into the residential neighborhoods, including the traditional corner store, small commercial clusters and small mixed-use corridors
- » Commercial structures compatible in scale and design with the majority of buildings in nearby residential areas
- » A pedestrian-oriented environment, with limited or no accommodation for on-site parking, where residents often walk to their destination
- » Commercial uses generally oriented to serve the needs of nearby residents and the neighborhood



ARTICLE 12. HISTORIC URBAN NEIGHBORHOODS NON-RESIDENTIAL DISTRICTS

- 12.1 PURPOSE STATEMENTS
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 - 12.3 SITE DESIGN STANDARDS
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12.1 PURPOSE STATEMENTS

A. Purpose of the HU-B1A Neighborhood Business District

The HU-B1A Neighborhood Business District is intended to address an individual parcel or small cluster of parcels in non-residential use that exist within residential areas that have historically served the neighborhood and are located on a corner, including established corner stores. These historic neighborhood business uses are consistent with the character of the surrounding neighborhood and are intended to serve the immediate area with minimal impact on the surrounding residential uses.

B. Purpose of the HU-B1 Neighborhood Business District

The HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.

C. Purpose of the HU-MU Neighborhood Mixed-Use District

The HU-MU Neighborhood Mixed-Use District is intended for areas of mixed-use development that are close to residential neighborhoods. The district regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground floor with residential uses above are encouraged. A variety of residential dwellings are also allowed.

12.2 USES

A. Permitted and Conditional Uses

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

B. Use Restrictions

1. Commercial Use Floor Area Limitation

In the Historic Urban Neighborhood Districts, the floor area of commercial uses is limited as follows:

- a. Commercial uses are permitted uses up to five thousand (5,000) square feet of total floor area, unless conditional use approval is required per Table 12-1.

- b. Conditional use approval required for any commercial use of five thousand (5,000) square feet of floor area or more.
- c. Any commercial use over ten thousand (10,000) square feet of total floor area is prohibited. This applies only to new construction as of the effective date of this Ordinance. Commercial uses that locate within an existing structure as of the effective date of this Ordinance that is over ten thousand (10,000) square feet of total floor area require conditional use approval.

TABLE 12-1: PERMITTED AND CONDITIONAL USES				
USE ¹	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	Section 20.3.W
Dwelling, Established Multi-Family	P	P		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P ²	P ²	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P ²	P ²	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility ³			C	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	
Reception Facility		C	C	Section 20.3.VV
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ

TABLE 12-1: PERMITTED AND CONDITIONAL USES				
USE ¹	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C ⁴	C	
INDUSTRIAL USE				
Brewery			P ⁷	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary			C	Section 20.3.Z
Educational Facility, Secondary			C	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	C	C	C	Section 23.12
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Public Transit Wait Station	C	C	C	Section 21.6.BB
Utilities		P ⁵	P ⁵	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P ⁶	C,P ⁶	C,P ⁶	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

¹ The terms in this column (“Use”) are defined in Article 26.

² Permitted only above the ground floor.

³ Drive-Through Facilities in the HU-MU District are only allowed as conditional uses where they are proposed to be constructed in combination with a retail goods establishment in order to provide or dispense medical or pharmaceutical products.

⁴ Retail sales of alcoholic beverages must be within a business with at least 5,000 square feet of floor area.

⁵ Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

⁶ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁷ Only breweries that produce fewer than 12,500 barrels per year are considered permitted uses.

12.3 SITE DESIGN STANDARDS

A. Bulk and Yard Regulations

1. General Regulations

Table 12-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Historic Urban Neighborhood Districts. (Highlighted letters in Table 12-2 indicate where those bulk and yard regulations are illustrated on the accompanying site diagram.)

TABLE 12-2: BULK & YARD REGULATIONS				
BULK & YARD REGULATIONS		DISTRICTS		
		HU-B1A	HU-B1	HU-MU
BULK REGULATIONS				
	MINIMUM LOT AREA	SF: 1,500sf/du 2F: 1,200sf/du MF: 1,000sf/du Non-Residential: None	SF: 1,500sf/du 2F: 1,200sf/du MF: 1,000sf/du Non-Residential: None	SF: 1,500sf/du 2F: 1,200sf/du MF: 1,000sf/du Townhouse: 2,000sf/du Dwelling Above Ground Floor: 800sf/du Non-Residential: None
	MAXIMUM TOTAL FLOOR AREA – COMMERCIAL USE ¹	Permitted up to 5,000sf of total floor area Conditional use approval required for 5,000sf to 10,000sf of total floor area Uses with over 10,000sf of total floor area are prohibited	Permitted up to 5,000sf of total floor area Conditional use approval required for over 5,000sf of total floor area	Permitted up to 5,000sf of total floor area Conditional use approval required for over 5,000sf of total floor area
A	MINIMUM LOT WIDTH	SF & 2F: 25' Non-Residential: None	SF & 2F: 25' Non-Residential: None	SF, 2F & MF: 25' Townhouse: 18' per du Non-Residential: None
B	MAXIMUM BUILDING HEIGHT	SF & 2F: 35' Non-Residential: 40' & no more than 3 stories	SF & 2F: 35' Non-Residential: 40' & no more than 3 stories	SF & 2F: 35' MF, Townhouse & Non-Residential: 40' & no more than 3 stories
MINIMUM YARD REQUIREMENTS				
C	FRONT YARD	SF & 2F: See Section 11.3.A.2 Non-Residential/Mixed-Use: 0' build-to line	SF & 2F: See Section 11.3.A.2 Non-Residential/Mixed-Use: 0' build-to line, except where adjacent average is greater than 5', see Section 12.3.B.1.c	SF & 2F: See Section 11.3.A.2 Non-Residential/Mixed-Use: 0' build-to line, except where adjacent average is greater than 5', see Section 12.3.B.2
D	INTERIOR SIDE YARD	3'	SF & 2F: 3' Non-Residential/Mixed-Use: None, unless abutting a residential district then 3' ¹	SF & 2F: 3' Townhouse, MF & Non-Residential/ Mixed-Use: None, unless abutting a residential district then 3' ¹
E	CORNER SIDE YARD	SF & 2F: See Section 11.3.A.3 Non-Residential/Mixed-Use: None, to a maximum of 3'	SF & 2F: See Section 11.3.A.3 Non-Residential/Mixed-Use: None, to a maximum of 5'	SF & 2F: 10% of lot width, but a minimum of 3' Townhouse, MF & Non-Residential/Mixed Use: None, to a maximum of 5'
F	REAR YARD	20% of lot depth or 15', whichever is less	SF & 2F: 20% of lot depth or 15', whichever is less Non-Residential/Mixed-Use: None, unless abutting a residential district then 15' ²	Residential: 20% of lot depth or 15', whichever is less Non-Residential/Mixed-Use: None, unless abutting a residential district then 15' ²

TABLE 12-2 FOOTNOTES

¹ Total floor area limits per commercial use.

² If a property abuts more than one zoning district, the more restrictive yard requirement applies.

Historic Urban Neighborhoods - Commercial

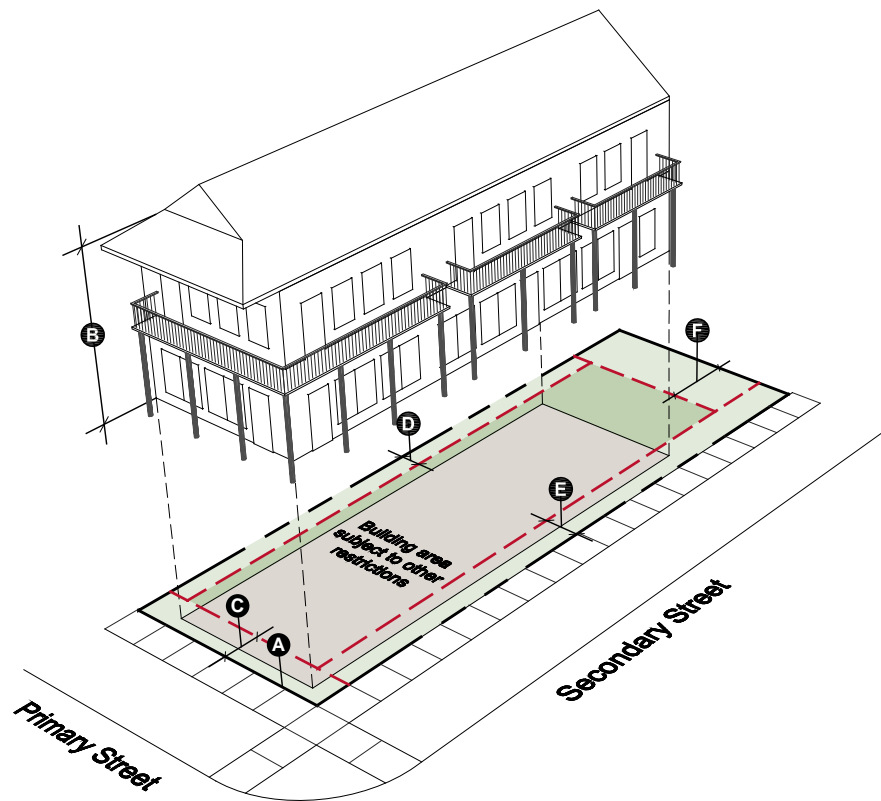
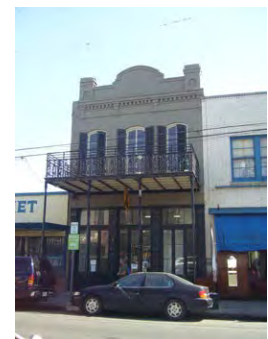


Illustration of site development standards



Range of potential building forms (not all development outcomes represented)

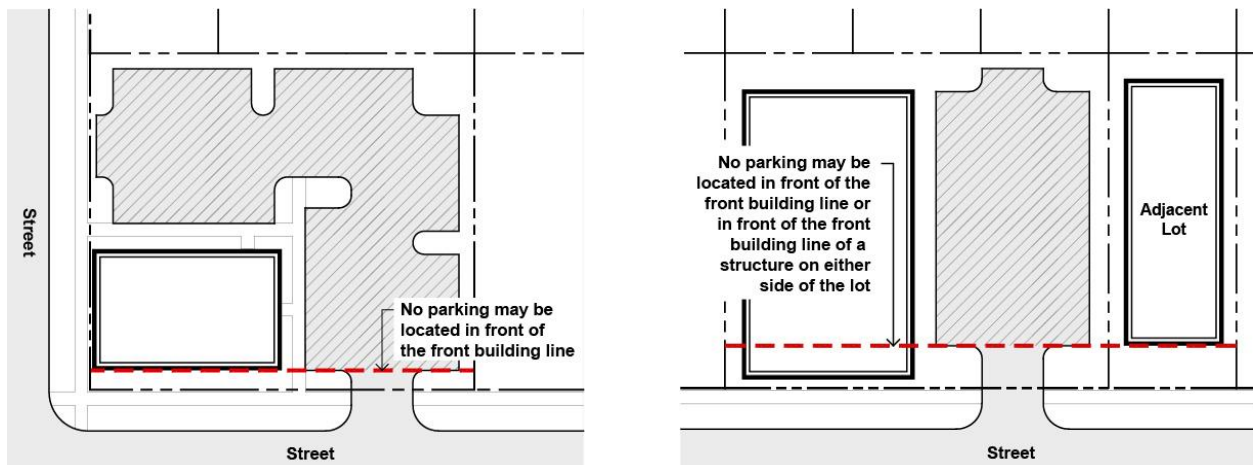
Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.

B. Building Design Standards

1. The following standards shall apply to all sites, except single and two-family residential dwellings:
 - a. All buildings shall provide a clearly identifiable entry from the public sidewalk at the front (primary street) elevation.
 - b. Structures on a corner lot shall be built to the corner.
 - c. Where the average of the front yard of the adjacent lots on either side of a property is greater than five feet (5'), that average front yard shall be used to establish the required front yard build-to line. Averaging is based on the two (2) adjacent lots or, in the case of a corner lot, two (2) neighboring lots on the same blockface. The applicant is permitted a plus or minus three (3) foot variation from a front yard build-to line established by the above method.
 - d. Where reuse of an existing gas station is proposed, parking is permitted in the front of the structure, subject to the landscape standards of Article 23.7 provided that a designated pedestrian access way between the sidewalk and main entrance is provided. This access way shall be separated from parking areas by a landscaped area no less than five (5) feet wide.
 - e. The ground floor of newly constructed commercial buildings shall contain a minimum transparency of fifty percent (50%) on the primary street and windows shall be constructed of transparent glass. Opaque, highly tinted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window signs shall consist of individual letters and numerals without the use of any background.
 - f. For new construction, ADA accessible ramps and lifts shall compliment the building and be visually unobtrusive, preferably through internalized ramps or sloped walkways.
 - g. The first floor of commercial buildings shall be designed with a minimum ceiling height of twelve (12) feet.
 - h. Security bars, if installed, shall be on the inside of windows. Roll-up or accordion security grilles are permitted on the ground floor when constructed of a see-through, non-solid material. The Casing shall be painted to match the building and shall not damage or obscure architectural detailing.
 - i. The following restrictions apply to building materials:
 - i. The following materials are prohibited as the predominant surface finish material on exterior elevations visible from the public right-of-way. However, such materials may be used as part of decorative or detail elements, or as part of the exterior construction, such as a foundation course, that is not used as a predominant surface finish material.
 - (1) Exterior insulating finish systems (EIFS, "Dryvit")
 - (2) Stuccato Board
 - (3) Vinyl

- j. The siting and design requirements for buildings in the HU-MU District are illustrated in Figure 12-2: HU-MU District Illustrative and Site Diagram.
2. The following standards shall apply to all sites that meet the applicability thresholds of Section 4.5 Development Plan and Design Review:
- a. Windows and doors shall have raised elements to create shadow and articulation. In addition, three-dimensional elements, such as balconies and bay windows, shall be incorporated to provide dimensional elements on a façade. Windows shall be set back into or projected out from the façade to provide façade depth and shadow and a consistent style.
 - b. Facades shall be designed to be viewed from multiple directions with consistent materials and treatments that wraps around all facades. There shall be a unifying architectural theme for an entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, and colors around the entire structure.

FIGURE 12-1: PARKING LOT LOCATION



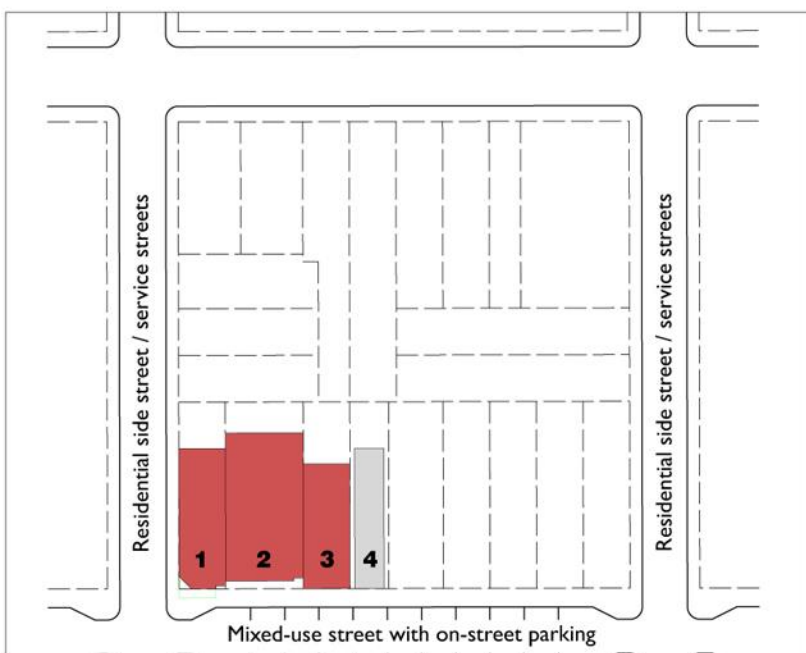
3. Townhouse and Multi-Family Dwelling Design Standards

See Section 11.3.B for building design standards for townhouse and multi-family dwellings in the Historic Urban Neighborhood Non-Residential Districts.

FIGURE 12-2: HU-MU DISTRICT ILLUSTRATIVE AND SITE DIAGRAM

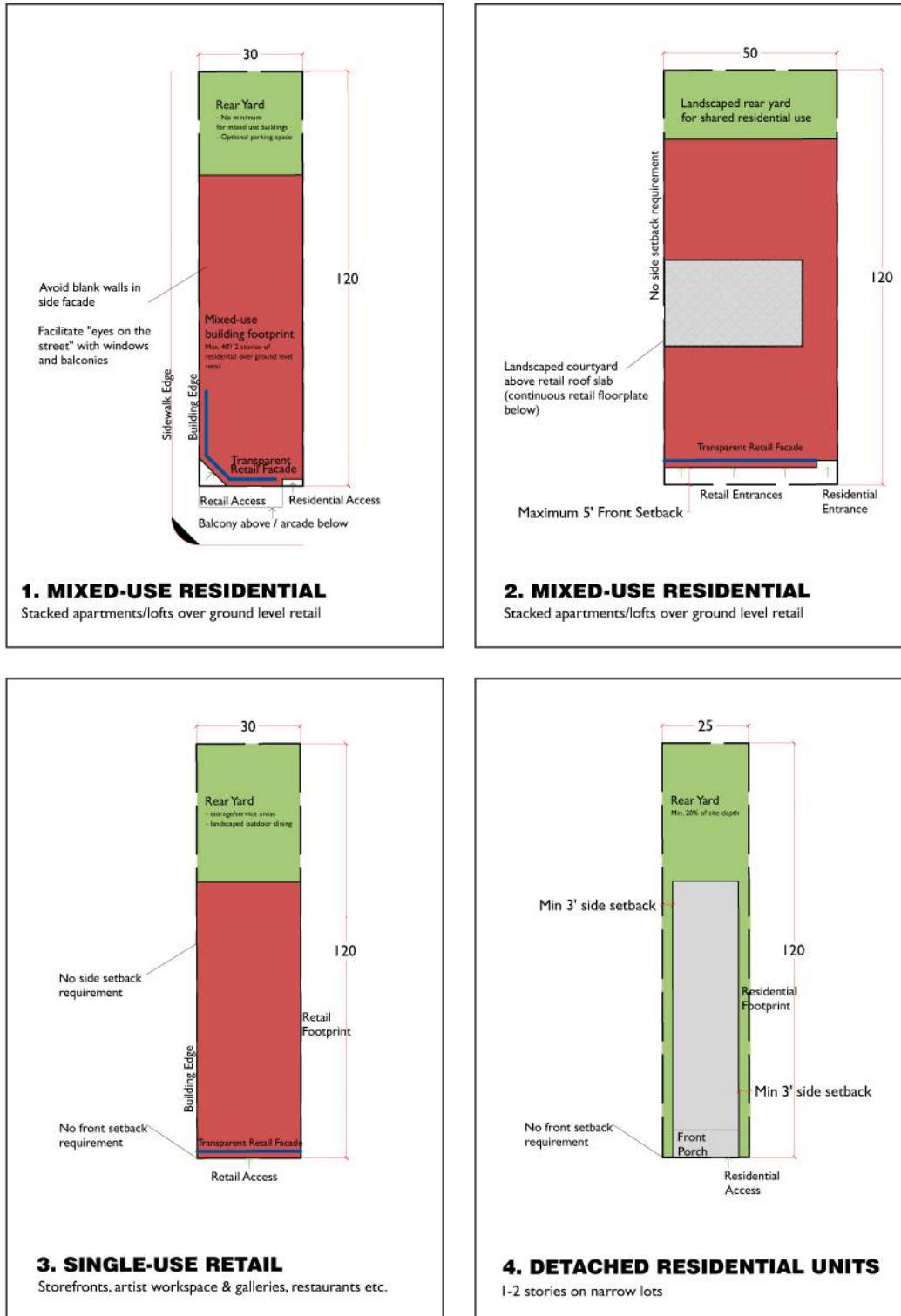


- ❶ Separated building entry for retail users and residents
- ❷ Maximum 5' setback
- ❸ No side yard required for commercial and mixed use
- ❹ 3' side yard required when residential abuts commercial property
- ❺ Primary entrance for each business oriented to the street
- ❻ Ground floor commercial exceeds 50% transparency requirement
- ❼ First floor commercial minimum ceiling height of 12' (14' encouraged)
- ❽ Awnings, canopies, or arcades are encouraged along the ground floor facades
- ❾ Maximum single-family building height does not exceed 35'
- ❿ Maximum mixed-use building height does not exceed 40' or three stories
- ⓫ Roof forms consistent with design of facades



*See next page for
parcel 1–4 details.*

FIGURE 12-2: HU-MU DISTRICT ILLUSTRATIVE AND SITE DIAGRAM



12.4 GENERAL STANDARDS OF APPLICABILITY

All Historic Urban Neighborhoods Districts are subject to the following standards:

A. Accessory Structures and Uses

See Section 21.6 for standards governing accessory structures and uses.

B. Temporary Uses

See Section 21.8 for standards governing temporary uses.

C. Site Development Standards

See Article 21 for additional site development standards such as exterior lighting, environmental performance standards, and permitted encroachments.

D. Off-Street Parking and Loading

See Article 22 for standards governing off-street parking and loading.

E. Landscape, Stormwater Management, and Screening

See Article 23 for standards governing landscape, stormwater management, and screening.

F. Signs

See Article 24 for standards governing signs.

G. Overlay Districts

See Article 18 for additional overlay district regulations, when applicable.

H. Nonconformities

See Article 25 for regulations governing nonconformities.